

COMMITTEE ON ENVIRONMENT AND PUBLIC SAFETY

AUGUST 28, 1995

7:30 P.M.

Committee Members Present:

James Hayes, Esther Patt, Michael Pollock, Marya Ryan
(Chairperson), John Taylor, and Joseph Whelan

Committee Members Absent:

None

Staff Members Present:

Chief Adair, Reed Berger, Vacellia Clark, Bruce Stoffel,
Karen Rassmussen, Jack Waaler, Bruce Walden, Raymond
Wimmer, Phyllis Clark, and Mayor Satterthwaite

Others Present:

David St. Peter, Earl O'Shea, Patricia Stebbins, Norman
Baxley, Members of the Media

Meeting Location:

Urbana City Council Chambers

There being a quorum, Chairperson Ryan called the meeting to
order at 7:34 p.m.

Additions to the Agenda and Staff Report

There were none.

Minutes of Previous Meeting

Mr. Hayes moved to approve the minutes of the July 24, 1995
regular meeting. The motion was seconded by Ms. Patt. Mayor
Satterthwaite requested that the name Jane Miles, under Others Present
be changed to the correct spelling, which is Jane Wiles. There were
no objections. The motion to approve the minutes, as amended, carried
by a voice vote.

Public Input

David St. Peter, 908 South Lincoln, addressed the Committee
stating that he has been a cable camera operator for the

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Committee/Council for the past two years, and this meeting is the last meeting he will work. Mr. St. Peter stated that he found the position to be a learning experience.

Earl O'Shea, 606A South Glover, addressed the Committee in regard to a situation he has with his neighbor, Jeffrey Cross and in regard to better government.

Review of Traffic Commission Minutes

There was no discussion on the Traffic Commission minutes.

Patricia Stebbins, representing the Housing Authority Of Champaign County, addressed the Committee in support of A Resolution Approving An Intergovernmental Agreement Between The City Of Urbana And The Housing Authority of Champaign County For Scattered Site Public Housing, and A Resolution Approving A Cooperation Agreement Between The City Of Urbana And The Housing Authority Of Champaign County For Scattered Site Public Housing.

Ms. Stebbins stated that the future of low-income housing is not to put everyone in a one hundred unit development in one area, then build another one hundred unit next to it. The future across the United States in low income housing is to have individual homes as part of neighborhoods and have these people be a part of a neighborhood rather than isolated into one low income neighborhood for a town. This doesn't solve the units already in existence, but it is a beginning to developing a new type of housing in our communities.

When asked about the criteria used for the program by Mr. Whelan, Ms. Stebbins stated that there are background checks required and police checks for drug backgrounds. The Housing Authority has a good relationship with the Champaign and Urbana Police Departments but they do have a difficult time getting background checks outside of Champaign/Urbana. If the checks prove to be false, eviction procedures are started, just as would be done with a private rental.

Mr. Whelan stated his concerns regarding the individual behavior of people.

Mr. Hayes inquired about the relationship between the Champaign Housing Authority and the City of Rantoul?

Ms. Stebbins stated that the Champaign County Housing Authority has 20 units of low income housing in Rantoul. The Board of the Champaign County Housing Authority also sits as the Board of Directors for the Champaign County Housing Development Corporation, which is a not-for-profit corporation. This corporation owns approximately 100 units of low income housing in Rantoul. The units

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of low income housing that are owned by the corporation are not Federally subsidized.

In response to an inquiry from Mr. Hayes regarding who will live in the scattered site housing, Ms. Stebbins stated that the people who move into the scattered site housing will come from the list of people waiting for housing.

In answer to Mr. Hayes' question regarding the responsibility for demolition of old projects after a new building is completed, Ms. Stebbins stated that demolition is a part of the new construction project.

Mayor Satterthwaite stated that this scattered site housing does not replace any of the existing housing.

Mayor Satterthwaite thanked Ms. Stebbins for her hard work on this project.

Chairperson Ryan stated that item 5. An Ordinance Authorizing The Execution And Deliver Of An Intergovernmental Cooperation Agreement And Certain Documents In connection Therewith, And Related Matters was actually a separate issue and asked that it be moved down on the agenda to follow item 7, so that the scattered site issues could be discussed. There were no objections.

A Resolution Approving An Intergovernmental Agreement Between The City Of Urbana And The Housing Authority Of Champaign County For Scattered Site Public Housing

Grants Management Division Manager Bruce Stoffel summarized that in 1992, the Housing Authority received a commitment from HUD for funds to construct and manage ten housing units for low-income families. These units are to be constructed on single-family lots scattered throughout Urbana-Champaign; 5 in Urbana and 5 in Champaign. This is a one-time grant.

Community Development Services staff recommends approval of the resolutions approving both a Cooperation Agreement and an Intergovernmental Agreement in connection with the proposed scattered site public housing program.

Mr. Pollock questioned whether the "development of the units" refers to development or construction?

Mr. Stoffel stated that these funds are for new construction and will include acquisition of land and construction.

In response to Mr. Pollock's question regarding what

"outside City services" would be required, Mr. Stoffel stated that HUD is looking for assurance that the City would in no way discriminate against the tenants because they are recipients of public assistance.

The City could not restrict a resident from using the public library or other public facilities.

In answer to Mr. Pollock's question regarding future upkeep, Mr. Stoffel stated that they would be handled much the same as the other housing.

Mr. Pollock stated that his concern is that there not be nuisance type problems where the people living in that housing would call the City for assistance and have it not be available to them.

Mr. Stoffel stated that we are not precluded from taking action in those instances.

In response to Mr. Taylor's question regarding whether the price of the lot and home for each site is known, Mr. Stoffel stated that the grant is for \$80,000 per unit, which includes acquisition, construction, and the overhead costs.

Following further debate, Ms. Patt moved to send to Council for approval A Resolution Approving An Intergovernmental Agreement Between The City Of Urbana And The Housing Authority Of Champaign County For Scattered Site Public Housing. The motion was seconded Mr. Hayes and carried by a voice vote.

A Resolution Approving A Cooperation Agreement Between The City Of Urbana And The Housing Authority Of Champaign County For Scattered Site Public Housing

Mr. Hayes moved to send to Council for approval A Resolution Approving A Cooperation Agreement Between The City Of Urbana And The Housing Authority of Champaign County For Scattered Site Public Housing. The motion was seconded by Mr. Taylor.

In response to a question from Mr. Taylor regarding the abatement of real estate taxes on single site housing, Mr. Stoffel stated that issue is covered by State Statutes. The Housing Authority does not pay a property per se, it makes a payment in lieu of. It is a small amount of money.

The motion to send A Resolution Approving A Cooperation Agreement Between The City Of Urbana And The Housing Authority of Champaign County For Scattered Site Public Housing to Council for approval carried by a voice vote.

An Ordinance Authorizing The Execution And Delivery Of An

Intergovernmental Cooperation Agreement And Certain Documents In Connection Therewith, And Related Matters

Mr. Stoffel stated that the Committee has already reviewed this item. Prior to the meeting he distributed a handout entitled An Ordinance Authorizing The Execution And Delivery Of An Intergovernmental Cooperation Agreement which are changes to the previous document. The changes are essentially mechanical in nature. The previous agreement that was passed provided for one bond issue with a fixed rate throughout the program and this change creates two bond issues to be done throughout the course of the program.

The basis for that change is in the event that the market rate would drop, the City would be able to achieve some lower interest rate in this program, to mimic the conventional rate drop rather than be priced out of the market for this program.

The other change relates to the set-aside for households earning at or below 80% of median family income. There will be 2 reservation periods of 3 months each.

Mr. Whelan moved to send An Ordinance Authorizing The Execution And Delivery Of An Intergovernmental Cooperation Agreement to Council for approval. The motion was seconded by Mr. Hayes and carried by a voice vote.

An Ordinance Revising The Annual Budget Ordinance (Goose Alley Improvement Project)

Norman Baxley, 510 West Main, addressed the Committee in support of An Ordinance Revising The Annual Budget Ordinance (Goose Alley Improvement Project), stating that the neighbors are together in support of this project.

Following debate regarding the architects and the design of the landscaping, Mr. Taylor moved to send An Ordinance Revising The Annual Budget Ordinance (Goose Alley Improvement Project) to Council for approval. The motion was seconded by Ms. Patt and carried by a voice vote.

An Ordinance Revising The Annual Budget Ordinance (Community Development Block Grant - Youth Job Training Program)

Mr. Stoffel stated that this proposed amendment to the CDBG budget moves \$1,500 from Contingency/Cost Overrun expenditure line item into the Youth Job Training Program.

There are two phases of the Youth Job Training Program. The first phase was kicked off today with the execution of an agreement

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between the City and Urban League for the actual demonstration program to do training in conjunction with 10 businesses in the Champaign-Urbana area.

This budget amendment would add funds to the line item to allow the City to do the needs assessment Planning and analysis phase.

It is proposed that the Human Relations Division conduct the analysis. Human Relations Director Vacellia Clark would head that effort. Delroy Robinson would be the representative from the Champaign County Urban League and Karen Rasmussen would represent the Community Development staff.

The results of this analysis will come back to Council for use in future budgeting and planning.

In response to a question regarding the type of people covered by the analysis from Mr. Whelan, Mr. Robinson stated that, due to the contractual agreement, it is geared to a particular segment of the population.

Mr. Stoffel stated that the agreement is for individuals 18 years of age and older who are unemployed/underemployed and meet the HUD income as being extremely low income. Those were things that are a part of the Consolidated Plan as general parameters from which the contract was developed. The definition of underemployed relates to a person who is employed, but still at or below the poverty level for Champaign County.

In response to a question from Mr. Hayes regarding the evaluation of the project, Ms. Clark stated that the needs assessment will be a very detailed project of talking to employers, service providers, and people who are already doing some types of job training to try to get a feel of what more is needed in the community.

Ms. Clark stated that she envisions coming back to Council in the spring of 1996 with a comprehensive plan that will address all types of issues including transportation problems, child care issues, and those agencies in the community that might provide support to a community wide training effort.

Responding to Mr. Hayes' question regarding time, Ms. Clark stated she will have help with the project. Mr. Stoffel stated that the program will begin immediately.

Mr. Hayes moved to send An Ordinance Revising The Annual Budget Ordinance (Community Development Block Grant - Youth Job Training Program) to Council for approval. The motion was seconded by Mr. Whelan and carried by a voice vote.

An Ordinance Authorizing The Purchase Of Certain Real Estate (806 North Harvey)

Mr. Stoffel stated that this is a part of the CDBG/HOME Program. If the City acquires this property, it would be cleared for use in one of the housing construction programs identified in the City's Consolidated Plan.

In response to a question from Mr. Taylor, Mr. Stoffel explained that the acquisition of this property would cost \$18,000. Clearance is estimated at \$3,000. The occupant is eligible for a moving expense payment of \$750.00 and the estimated replacement housing payment is estimated at \$2,500. This replacement housing and moving expense is covered by a Federal regulation.

Mr. Pollock stated that he had looked at this property and it appeared to him that there really isn't too much wrong with this house other than the garage being in bad shape and it needing exterior paint. Mr. Pollock questioned to need for this particular house.

Mr. Stoffel explained that the construction has been in Census Tracts 53 and 54 by Consolidated Plan. The property that is examined is property with major code violations. The property at 806 North Harvey has major interior problems. There is extensive termite damage, as well as electrical problems.

Following further debate regarding the condition of this property, Mr. Taylor moved to send An Ordinance Authorizing The Purchase Of Certain Real Estate (806 North Harvey) to Council for approval. The motion was seconded by Mr. Whelan and carried by a voice vote.

Chief Administrative Officer Bruce Walden announced a public information meeting regarding the construction of Kerr Avenue will be held at 7:00 PM, Thursday, August 31, 1995 at Washington School, 1102 North Broadway.

Mr. Walden stated that there is difficulty in the replay of the Council/Committees tapes, which is usually done on Wednesday evenings. There are some technical problems with the replays and we will be without those for a period of time.

Adjournment

There being no further business to come before the Committee, Chairperson Ryan declared the meeting adjourned at 9:45 p.m.

Respectfully submitted,

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Elaine Taylor
Recording Secretary

**This meeting was broadcast on cable television.